

TRANSFER  
TAX  
PAIDWARRANTY DEED

033040

SBC WATERVILLE TWIN THEATRES CORP., a corporation organized and existing under the laws of the State of Maine with a principal place of business at Waterville, County of Kennebec and State of Maine, for consideration paid, grants to GARDINER SAVINGS INSTITUTION, FSB, a financial institution organized and existing under the laws of the State of Maine with a principal place of business in Gardiner, County of Kennebec and State of Maine, with WARRANTY COVENANTS the land in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated on the southerly side of Kennedy Memorial Drive, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set on the southerly right of way line of said Kennedy Memorial Drive, said rod set North Fifty-nine Degrees, Forty-five Minutes, Zero Seconds West (N 59° 45' 00" W), a distance of Two Hundred Fifty-three and 43/100ths (253.43) feet from an iron pin found at the northeasterly corner of the land of the grantor herein; thence by the following courses and distances, to wit:

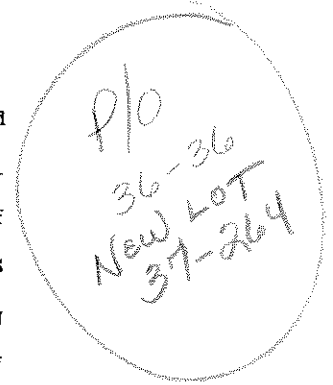
1) South Thirty Degrees, Fifteen Minutes, Zero Seconds West (S 30° 15' 00" W) along a westerly line of land retained by the grantor herein, a distance of One Hundred Fifty and 00/100ths (150.00) feet to an iron rod set for a corner; thence

2) North Fifty-nine Degrees, Forty-five Minutes, Zero Seconds West (N 59° 45' 00" W) parallel to the southerly right of way line of said Drive and along a northerly line of land retained by the grantor herein, a distance of Two Hundred and 00/100ths (200.00) feet to an iron rod set for a corner; thence

3) North Thirty Degrees, Fifteen Minutes, Zero Seconds East (N 30° 15' 00" E) along an easterly line of land retained by the grantor herein, a distance of One Hundred Fifty and 00/100ths (150.00) feet to an iron rod set for a corner on the southerly right of way line of said Kennedy Memorial Drive; thence

4) South Fifty-nine Degrees, Forty-five Minutes, Zero Seconds East (S 59° 45' 00" E) along the southerly right of way line of said Drive, a distance of Two Hundred and 00/100ths (200.00) feet to the iron rod set at the point of beginning.

Together with a right of way of reasonable width for the purpose of ingress and egress to the above described premises over the existing entrance and exit to the remaining land of the grantor herein, said right of way to run southerly along the westerly line of the above described premises and to extend from the right of way line of Kennedy Memorial Drive a distance of One Hundred Seventy-five and 00/100ths (175.00) feet.



P/O 36-36  
New lot  
37-264

Together with a second right of way to be Twenty-five and 00/100ths (25.00) feet wide for the purpose of ingress and egress to the above described premises, said right of way to run easterly along the southerly line of the above described premises for a distance of Two Hundred and 00/100ths (200.00) feet.

Together with a drainage easement in the existing ditch which runs easterly and southerly from the easterly line of the above described premises, across the remaining land of the grantor herein.

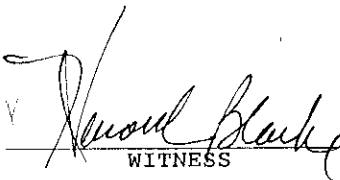
Subject to a drainage easement in the existing ditch which runs from the westerly line of the above described premises to the easterly line just south of the right of way line of said Kennedy Memorial Drive, said easement to benefit the remaining land of the grantor.

The above described parcel, contains Thirty Thousand (30,000) square feet or Zero and 689/1000ths (0.689) acres and is the same shown on a survey entitled, "Plan of Property to be Conveyed to Gardiner Savings Institution," by K & K Land Surveyors, Inc., Verne D. Pinney, P.L.S. #1132, dated 12/96, said plan to be recorded with these presents in the Kennebec County Registry of Deeds. All iron rods called as "set" in the foregoing description are 1/2 inch rebar, capped and labeled, "K & K Land Surveyors, Inc., #1132".

Also conveying an easement to construct, maintain, repair and replace a water line to be located along the south line of the right of way line of Kennedy Memorial Drive running from the northeast corner of land of grantor to the northeast corner of the land being conveyed to grantee described above.


Being part of the premises described in the deed of Louis M. Gordon Theatres, Inc. to SBC Waterville Twin Theatres Corp., said deed dated November 7, 1969 and recorded in the Kennebec County Registry of Deeds Book 1509, Page 37.

WITNESS my hand and seal this 13<sup>th</sup> day of December, 1996.

  
WITNESS


SBC WATERVILLE TWIN  
THEATRES CORP.

BY: ROGER EATON  
ITS: PRESIDENT

COMMONWEALTH OF MASSACHUSETTS  
 ss.

December 13, 1996

Then personally appeared the above named Roger Eaton, as President of SBC Waterville Twin Theatres Corp. and acknowledged the foregoing instrument to be his free act and deed, in said capacity, and the free act and deed of SBC Waterville Twin Theatres Corp.

Before me, 

Notary Public

David R. Rappaport

96T07

RECEIVED REGISTER OF DEEDS

95 DEC 19 PM 3:24

REGISTER OF DEEDS

6/10/99

